

066.0

Map

0002

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 955,100 /

USE VALUE: 955,100 /

ASSESSED: 955,100 /

Total Card /

Total Parcel

955,100

955,100

955,100

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
22		VICTORIA RD, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: PHOENIX GREGORY M & SARAH

Owner 2:

Owner 3:

Street 1: 22 VICTORIA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7045.000	508,800	4,400	441,900	955,100
Total Card	0.162	508,800	4,400	441,900	955,100
Total Parcel	0.162	508,800	4,400	441,900	955,100
Source: Market Adj Cost		Total Value per SQ Unit /Card:		349.73	/Parcel: 349.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	508,800	4400	7,045.	441,900	955,100		Year end	12/23/2021
2021	101	FV	480,100	4400	7,045.	441,900	926,400		Year End Roll	12/10/2020
2020	101	FV	480,100	4400	7,045.	441,900	926,400	926,400	Year End Roll	12/18/2019
2019	101	FV	384,900	4400	7,045.	410,400	799,700	799,700	Year End Roll	1/3/2019
2018	101	FV	383,800	4400	7,045.	410,400	798,600	798,600	Year End Roll	12/20/2017
2017	101	FV	383,800	4400	7,045.	359,900	748,100	748,100	Year End Roll	1/3/2017
2016	101	FV	332,400	4400	7,045.	328,300	665,100	665,100	Year End	1/4/2016
2015	101	FV	295,500	4400	7,045.	290,400	590,300	590,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN MICHAEL J	67419-500		6/13/2016		1,040,000	No	No		
MORAN MICHAEL J	55987-520		12/6/2010	Convenience		1	No	No	Virginia T Moral d.o.d. 1/4/2007 bk 67419 pg
MORAN MICHAEL J	54212-345		1/27/2010	Family		1	No	No	
MORAN MICHAEL J	44833-239		3/18/2005	Family		1	No	No	
MORAN JOHN J &	33893-358		10/24/2001	Family	400,000	No	No	No	
	7997-276		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2012	1224	Manual	15,000	C				
12/1/2011	1565	Dormers	19,000	C				ADD DORMER OFF BAC
8/27/2002	732	Inter Fi	41,000	O		G4	GR FY04	REM KIT/BATH-REPAI

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
7/29/2013	Measured	JBS	JOHN S
4/16/2013	Info Fm Prmt	EMK	Ellen K
6/5/2012	Info Fm Prmt	BR	B Rossignol
4/9/2009	Measured	372	PATRIOT
10/6/1999	Meas/Inspect	267	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA

PREVIOUS OWNER

Owner 1: MORAN MICHAEL J -

Owner 2: MORAN LINDSAY SANTINI -

Street 1: 22 VICTORIA RD

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Exterior and 2731 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7045		Sq. Ft.	Site		0	70.	0.90	12									441,946						441,900	

Total AC/HA: 0.16173

Total SF/SM: 7045

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 441,946

Spl Credit

Total: 441,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

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2023

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